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Incredible Transformation

The District of Columbia is in the midst of an incredible transformation. There is more than \$60 billion worth of development in the citywide development pipeline – more than 39,000 units of housing, 80 million square feet of office space and 10 million square feet of retail development. Washington should have world-class waterfronts, a dynamic center city and great neighborhoods. Our charge is to make sure that the unprecedented influx of investment is spread to all parts of our city. Mayor Adrian M. Fenty charged us, the **Office of the Deputy Mayor for Planning and Economic Development**, to get the job done.

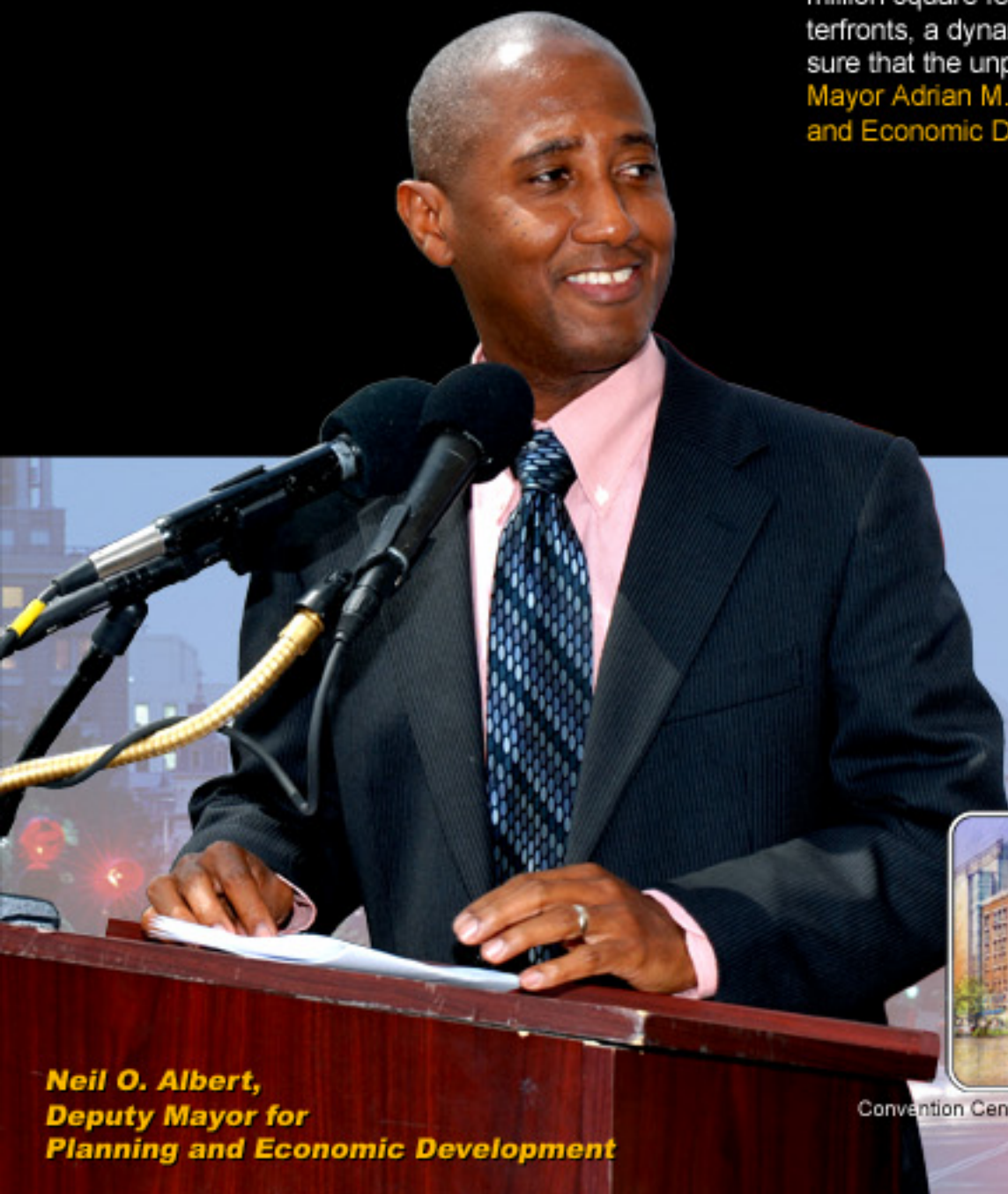


- From left to right
1. Southwest Waterfront
2. Former McMillan Reservoir site
3. Broadcast Center One and Radio One headquarters

More Efficient. More Transparent. More Effective.

In the past, the District had several different competing economic development agendas. The lines of authority were blurry which made it difficult to cut through bureaucracy and move projects along aggressive timelines. The Fenty Administration pushed hard to consolidate these economic development functions into one place – the Office of the Deputy Mayor for Planning and Economic Development – giving the District one economic development strategy and leaving one person – the Mayor – responsible for its execution.

In July 2007 Mayor Fenty signed a bill consolidating the Anacostia Waterfront Corporation and the National Capital Revitalization Corporation into the Deputy Mayor's Office for Planning and Economic Development



**Neil O. Albert,
Deputy Mayor for
Planning and Economic Development**



Convention Center Headquarters Hotel



Anacostia Waterfront Initiative



Picking Up the Pace

The Fenty Administration inherited a massive portfolio of projects – but many were stalled. Our goal was to not only get those projects back on track, but to rapidly accelerate the pace.

- We put the \$1.5 billion redevelopment of the **Southwest Waterfront** back on track – more than 2 million square feet of development along the Washington Channel.
- We revived an all-but dead deal with **Marriott International** to build a 1,150-room convention center headquarters hotel.
- We issued new development solicitations for prime sites along the **Anacostia Waterfront**, in the **Mount Vernon Triangle**, for the **Strand Theatre**, **Tenley-Janney Elementary** and a major site near the **Minnesota Avenue Metrorail** station.
- Brokered a long-promised land swap between the District and **Howard University** to make way for a new town center and hundreds of units of new housing and retail.
- We reinvigorated the **New Communities Initiative** – an extraordinarily powerful program designed to transform some of the District's most severely distressed communities into healthier and safer mixed-income neighborhoods.



Groundbreakings for The Yards and Constitution Square



New Partners, Real Accomplishments:

New Partners

- We selected a development team headed by **William C. Smith** and the **Jair Lynch Cos.** to build the \$700 million **Northwest One New Community**.
- We selected a team led by **Sunrise Development Corp.** and **Metamorphosis Development** to build more than 100 units of affordable housing on a city-owned parcel at Seventh Street and Rhode Island Avenue in Shaw.
- We selected **Clark Realty** as our master developer for **Poplar Point** – a \$2.5 billion world-class waterfront neighborhood on the East side of the Anacostia River in Ward 8.

Real Accomplishments

- **Forest City Washington** broke ground on **The Yards** – the largest economic development project in the District in decades. It will include a \$48 million District-funded waterfront park.
- Working with **Forest City**, **Vornado/Charles E. Smith** and **Bresler and Reiner**, the District demolished **Waterside Mall** to make for a massive retail, housing and office complex.
- We broke ground on the new \$47 million **Walker Jones School**, library and recreation center that will be a centerpiece of the Northwest One New Community.
- We brokered a deal to bring **Radio One** – the largest African American-owned broadcasting company back to its District roots.
- We hammered out an incentive package that not only kept **NPR** – one of the world's most recognized media organizations – in the District, but encouraged it to build a new headquarters in **NoMA**, one of our most dynamic emerging neighborhoods.

